

Application ref: 2020/1475/P
Contact: Elaine Quigley
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Development Management
Regeneration and Planning
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AY Architects
Unit 15
The Dove Centre
109 Bartholomew Road
London
NW5 2BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Croftdown Road
London
NW5 1EN

Proposal:

Erection of a single storey rear extension at lower ground floor level and roof terrace above with associated privacy screen and new staircase to garden level, following removal of ground floor rear conservatory and spiral stair; replacement of all single glazed windows with double glazed windows.

Drawing Nos: P101; P102; P103; P104; P105; P106; P107; P108; P109; P110; P111; P112; P113; P114.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P101; P102; P103; P104; P105; P106; P107; P108; P109; P110; P111; P112; P113; P114.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The 1.8 metre high timber screen hereby approved shall be erected on the southwest boundary at upper ground floor level prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The rear of the properties along the terrace are varied at lower ground floor level with a number of properties infilling the gap between the closet wing extension and the neighbouring property thereby creating full width extensions. The proposed lower ground floor brick built extension would follow this pattern and would continue along the same rear building line as the closet wing. Its width, depth and height is considered acceptable and would not compromise the strong rear building line that is prevalent along the adjacent terraces. The glazed extension is contemporary and lightweight in appearance and would not harm the character and appearance of the building or the surrounding Dartmouth Park conservation area.

The proposed balcony at upper ground floor level is similar in footprint to the existing conservatory that would be removed as part of the proposal. The railings would be simple in terms of their design and would not appear overly heavy or add clutter to the rear elevation. A timber privacy screen on the boundary with no. 50 would not add any additional clutter to the rear elevation and is considered acceptable. The replacement windows at upper ground floor level would match the width and height of the window openings on the upper floors and would not harm the overall composition of the rear elevation. The replacement of windows with double glazed timber framed sash windows on all elevations would be acceptable.

The proposed extension would not have an adverse impact on the daylight and sunlight to the neighbouring properties due to its size and height and would not result in any loss of outlook from the windows in the rear elevation of no. 50.

The existing spiral staircase would be replaced by a straight metal stair to match the adjacent staircase at no. 50. Any views from the staircase into neighbouring windows from the new staircase would be restricted by the existing staircase at no. 50. In order to ensure there would be no direct overlooking from the upper ground floor balcony, a 1.8m high timber screen with directional fins would be installed along the southwestern boundary with no. 50. A condition is attached to ensure that this is installed prior to the use of the balcony.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to the determination of the application.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, under 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours

Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer